Name and Address of New Owner:
Russel Young and Tiffany Young
1080 Lynnwood Boulevard
Nashville TN 37215
Send Tax Bills To:
Russel Young and Tiffany Young
SAME

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 144-03-0-028

Karen Johnson Davidson County
Batch# 317310 DEEDWARR
11/19/2019 09:46:31 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20191119-0119222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **TNG Contractors, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Russel Young and Tiffany Young, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located on Davidson County, Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 42, on the Plan of Chickering Hills, Section One of record in plat of record in Plat Book 2331, Page 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to TNG Contractors, LLC, a limited liability company, by Warranty Deed from Walter U. Brown, Jr., and wife, Lynda N. Brown, of record in Instrument No. 20131223-0129106, recorded on December 23, 2013 in the Register's Office of Davidson County, Tennessee,
>
> This is improved property known as 1080 Lynnwood Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of November, 2019.

TNG Contractors, LLC

John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of TNG Contractors, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of TNG Contractors, LLC, by himself as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 14th day of November, 2019.

Notary Signature

My commission expires: 11.8.22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of November, 2019.

Notary Public
My commission expires: 11.8.22
File No. 2019-761

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022